

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04B-59148
ADDRESS OF PREMISES 101 Tech Drive, Middlesboro, KY 40965	PDN Number: PS0028243

THIS AMENDMENT is made and entered into between **Hoover Companies #3, LLC**

whose address is: 13775 N. Nebraska Avenue, Tampa, FL 33613-3320

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease contract.

**NOW THEREFORE**, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

This Lease Amendment (LA) serves as the Lessor's Notice to Proceed with change orders to the Tenant Improvements (TI).

- (1) The Government hereby accepts the Lessor's proposals to provide, install and maintain the following improvements in accordance with the Lessor's proposals to include all necessary labor and materials attached and hereby incorporated into the lease as Exhibit A (16 pages).

The following reflects final costs for this project including change orders:

- Cost of Tenant Improvements per LA No. 2 and 3: **\$1,115,805.57**
- Change Orders (see below description) **\$25,842.42**
- Revised Cost of Tenant Improvements: **\$1,141,647.57**
- Tenant Improvements Amortized in Rent: **\$678,326.75**
- Lump Sum Payment to Lessor: **\$463,320.82**

**Note:** Upon final acceptance and approval by the Government of the work, the lump sum payment in the amount of **\$463,320.82** will be made to the Lessor for the foregoing within (30) days of Government receipt of the Lessor's itemized invoice. The invoice must contain the Lessor's name and mailing address as identified on page 1 of this lease amendment and must include the PDN identifier # PS0028243 for process of payment. The invoice should be submitted electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) and courtesy copy sent to the address below.

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This Lease Amendment is made and entered into between the Lessor and the Government, their names as of the below date.

FOR THE LESSOR:  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: Hoover Companies #3, LLC  
 Date: 7/25/14

FOR THE GOVERNMENT:  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA: Public Buildings Service  
 Date: 7/31/14

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
 Name: Joni Hoover  
 Title: member  
 Date: 7/25/14

**Invoice Address:**

U.S. General Services Administration  
Attention: PBS Payments Branch (BCFA)  
P.O. Box 17181  
Fort Worth, TX 76102

**Invoice Address:**

U.S. General Services Administration  
c/o Shontise C. Mangham, Lease Contracting Officer  
77 Forsyth St, SW, Suite G-40  
Atlanta, GA 30303 - 3458

(2) The following Change Orders are authorized by the Government:

Change Orders					
	Accordion door				
	Accordion door				

Upon the Lessor's completion of said work and the Government's inspection and acceptance of the same, the Government hereby agrees to reimburse the Lessor, via lump-sum payment, **\$463,320.82**. Payment to the Lessor shall not exceed said amount.

It is agreed that the Lessor waives any and all rights of restoration against the Government at the expiration of the lease term.

All other terms and conditions of the lease shall remain in force and effect.

END OF DOCUMENT

INITIALS:   *SM*   &   *SM*    
LESSOR GOV'T